



## REGULAR MEETING OF THE SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, June 28, 2011, 6:00 p.m.  
City Hall Council Chambers  
630 E. Hopkins Street

*Bill Taylor, Chair*  
*Bucky Couch, Vice-Chair*  
*Sherwood Bishop, Commissioner*  
*Randy Bryan, Commissioner*  
*Curtis O. Seebeck, Commissioner*  
*Chris Wood, Commissioner*  
*Travis Kelsey, Commissioner*  
*Kenneth Ehlers, Commissioner*

### AGENDA

1. Call to Order.
2. Roll Call.
3. Chairperson's Opening Remarks.
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. Citizen Comment Period.
6. CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 7 AND 8 MAY BE ACTED UPON BY ONE MOTION. NO SEPERATE DISCUSSION OR ACTION ON ANY OF THE TIEMS IS NECESSARY UNLESS DESIRED BY A PLANNING COMMISSION MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUECE AFTER THE ITEMS NOT REQUIREING SEPERATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

7. **PC-11-15(03) (The Retreat at San Marcos)** Consider a request by Retreat Holdings, LLC, on behalf of Jack Weatherford and Whitetail JV, for approval of a final plat for approximately 48.36 acres of property from the E. Clark Survey, at the southeast corner of Old Ranch Road 12 and Craddock Ave.
8. **PC-11-23(03) (Capital Pre-Cast)** Consider a request by Capital Pre-Cast, Inc, on behalf of Nancy Haenel Watson, et.al., for approval of a final development plat for approximately 46.029 acres, more or less, in the John Owens Survey, the Paul Somnitz Survey, the Samuel Craft Survey and the A.M. Eznarizar Survey, Hays County, located on the southeast corner of Old Bastrop Highway (C.R. 266) and Nathan Harris Lane, approximately, one half mile north of Comal County line.

9. **ZC-11-20 (Benjamin Johnson)** Hold a public hearing and consider possible action on a request by Shawn Ash on behalf of Benjamin Johnson for a change in zoning from Agricultural (AG) to General Commercial (GC) for an approximately 10,000 square foot (.23 acre) tract of land out of the William H. Van Horn Survey, Abstract No. 464 located west of IH 35, and approximately 1,700 feet south of Posey Road.

**10. Discussion Items.**

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

**Planning Report**

- a. Paso Robles PDD Amendment

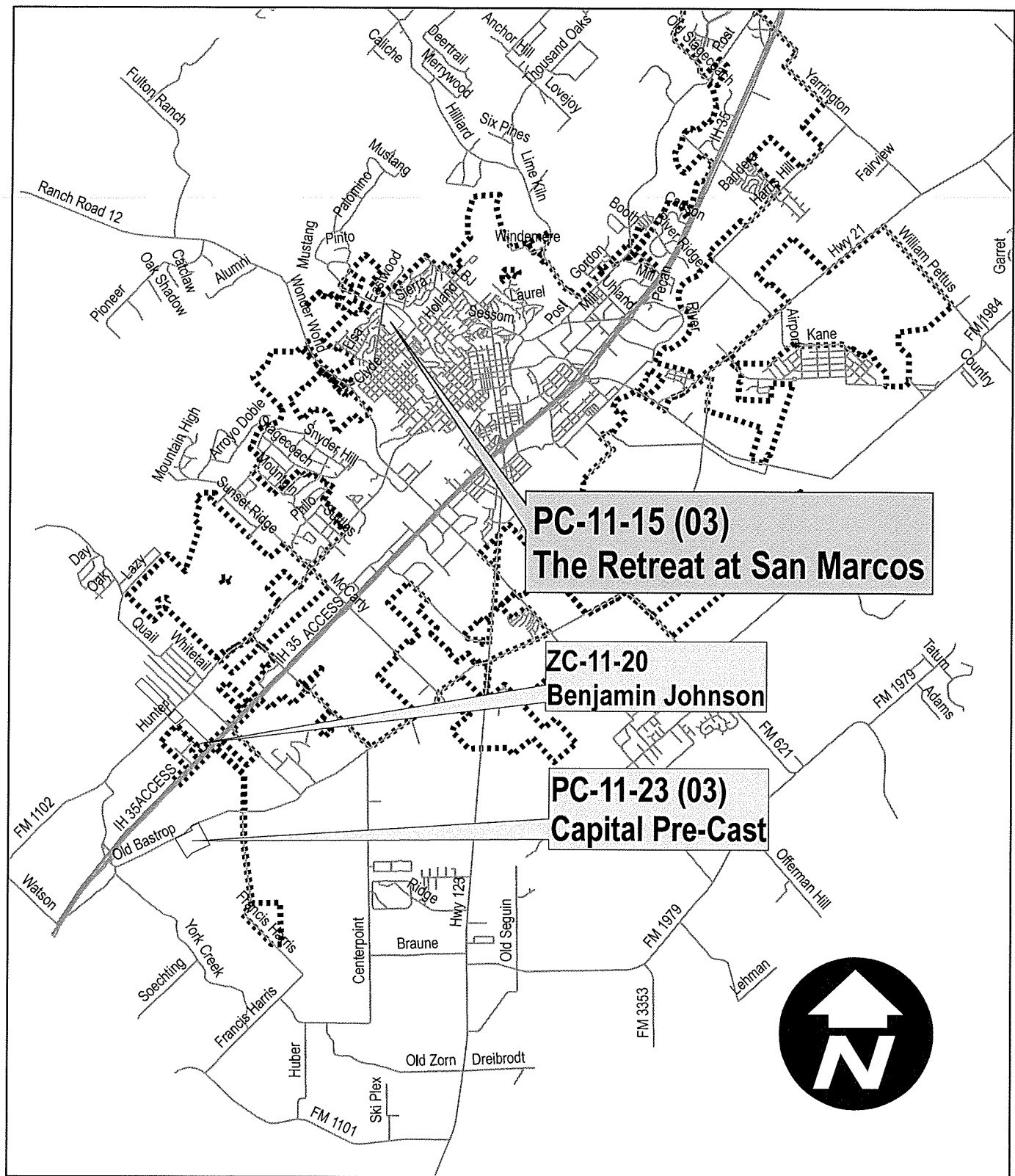
**Commissioners' Report.**

11. Consider approval of the minutes from the Regular Meeting on June 14, 2011.

12. Questions from the Press and Public.

13. Adjourn.

*Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.*





## Location Map

Map Date: June 23, 2011

Created By: Josh Yanity

### Legend

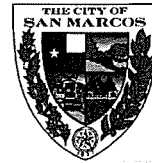
-  Centerline
-  City Limits

0 0.5 1 2 3 4 Miles

*This map was produced solely for geographic reference by the City of San Marcos- Planning and Development Services Department. No warranty is made concerning the map's accuracy or completeness.*



# PC-11-15(03) Final Plat The Retreat Subdivision



## **Applicant Information:**

**Applicant:** Retreat Holdings, LLC  
455 Epps Bridge Pkwy, Bldg 100, Ste 201  
Athens GA 30606

**Property Owner:** Jack W. Weatherford     Whitetail JV  
508 Craddock Ave     2001 W. McCarty Ln  
San Marcos TX     San Marcos TX 78666  
78666

**Applicant's Agent:** ETR Development Consulting  
401 Dryden Lane  
Buda TX, 78610

**Notification:** Notification not required

**Type & Name of Subdivision:** Final Plat, The Retreat Subdivision

## **Subject Property:**

**Summary:** The subject property is located in western San Marcos at the southeast corner of the intersection of Craddock Avenue and Old Ranch Road 12. This is the final plat for the development, which consists of a student housing complex and a commercial site.

**Traffic / Transportation:** The proposed plat shows that all adjacent streets have adequate right-of-way. The developer will construct a sidewalk along Old Ranch Road 12 and a multi-use path along the former alignment of the Hughson-Ramona connector, which Council removed from the Thoroughfare Master Plan earlier this year at the request of the developer in association with this project. In accordance with the Planned Development District (PDD), turn signals at the intersection of Hughson and Old Ranch Road 12 will be designed by the developer and installed by the City.

**Utility Capacity:** The City of San Marcos will provide water, wastewater, and electric service to the site.

**Zoning:** The site has base zonings of Single-Family (SF-6), Multi-Family (MF-12), and Community Commercial (CC). A Planned Development District (PDD) overlay is in effect over the whole site.

## **Surrounding Zoning and Land use:**

	Current Zoning	Existing Land Use
<b>N of Property</b>	SF-6	Single-family residential
<b>W of Property</b>	SF-6	Single-family residential
<b>S of Property</b>	P/SF-6	Single-family residential
<b>E of Property</b>	P/SF-6/SF-4.5	Church/ Single-family residential

## **Project Timeline**

December 10, 2010 – Application submitted for Planned Development District Overlay (PDD) along with base zoning changes and land use map amendments.

January 25, 2011 – P&Z holds public hearing regarding the PDD along with base zoning changes and land use map amendments.

February 8, 2011 – P&Z holds public hearing and votes to postpone action on the project.

February 22, 2011 – P&Z holds public hearing and votes to recommend denial of the project and approval of the removal of the Hughson-Ramona Connector should the project be approved by City Council.

March 22, 2011 – P&Z recommends approval of the Planned Development District Overlay (PDD) along with base zoning changes and land use map amendments and recommends removal of the Hughson-Ramona Connector from the Thoroughfare Plan.

March 24, 2011 – City Council approves PDD along with base zoning changes and land use map amendments and removes the Hughson-Ramona Connector.

April 5, 2011 – Second reading of the project at City Council. All items are approved.

May 24, 2011 – Preliminary plat is approved

## **Planning Department Analysis:**

The purpose of a Final Plat is to assure that the division or development of the land subject to the plat is consistent with all standards of this Land Development Code pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the City or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided for to allow the plat to be recorded, and to assure that the subdivision or development meets all other standards of this Land Development Code to enable initiation of site preparation activities for any lot or tract subject to the plat.

The proposed Final Plat is consistent with the Preliminary Plat and Concept Plan approved along with the PDD for the subdivision as well as the approved Watershed Protection Plan Phase I. The Watershed Protection Plan Phase II has been declared substantially complete. The subject property is not in the floodplain and is located in the contributing zone within the transition zone.

The subdivision contains four lots. The developer intends to construct the multi-family portion first and the commercial tract in the future. Lots 3 and 4 will be dedicated to the City.

	Use	Acres
Lot 1	Multi-Family	39.30
Lot 2	Commercial	2.75
Lot 3	Public (Fire/Police station)	1.80
Lot 4	Public (Park)	4.50

Staff finds that the proposed final plat meets all criteria in 1.6.3.5 of the Land Development Code and recommends approval.

Planning Department Recommendation	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

### **The Commission's Responsibility:**

The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

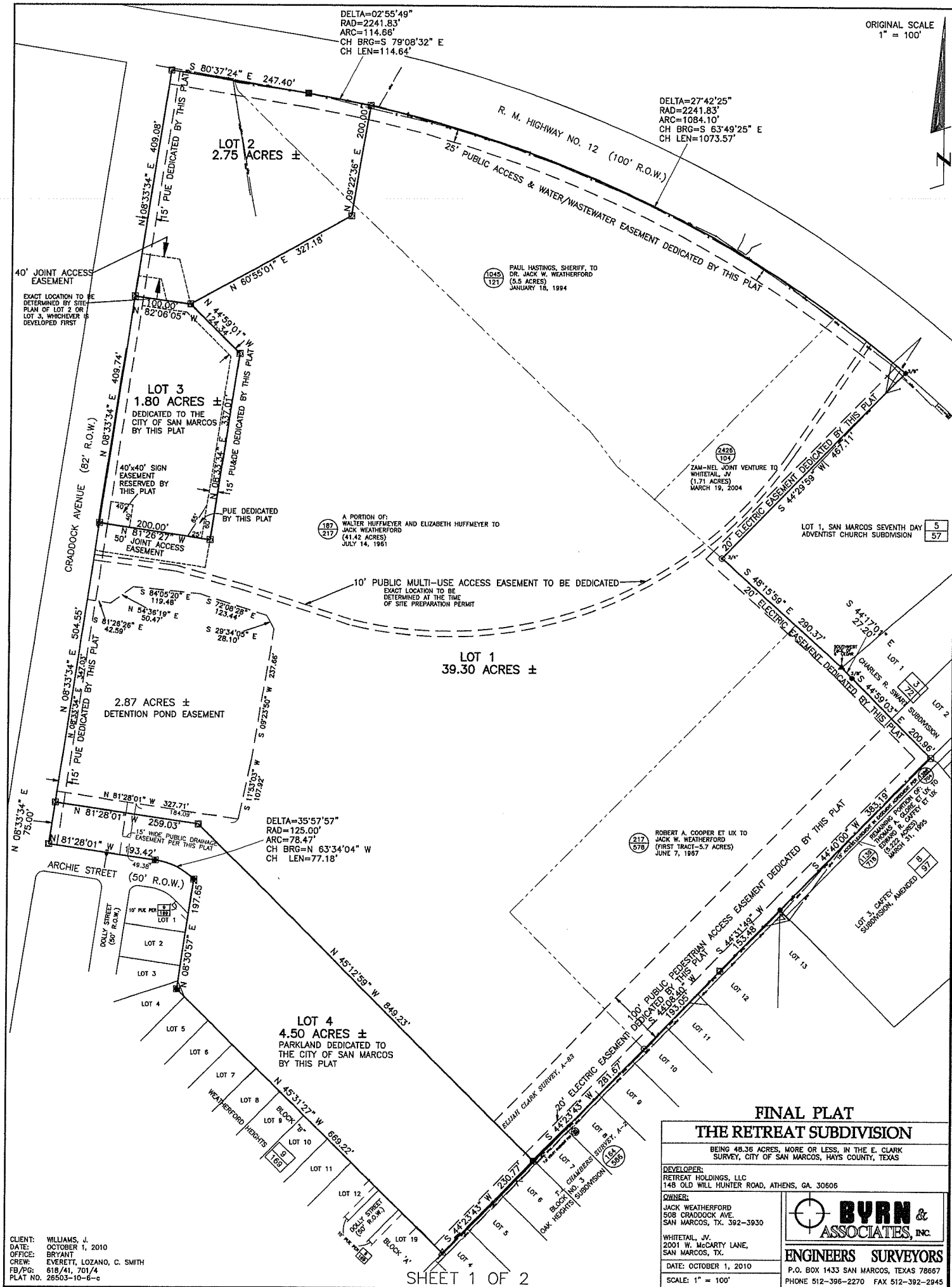
(a) The following criteria shall be used to determine whether the application for a Final Subdivision Plat or a Final Development Plat shall be approved, approved with conditions or denied:

*(1) Prior Approved Preliminary Subdivision Plat or Preliminary Development Plat:*

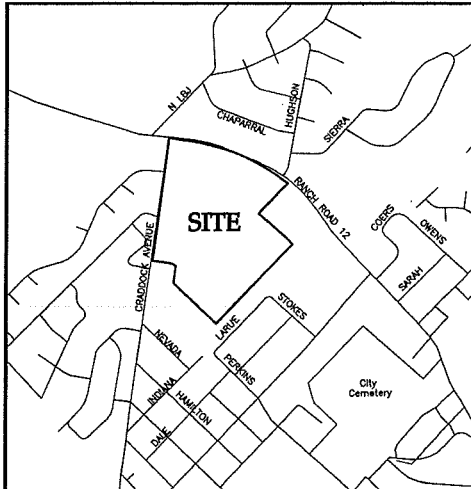
- a. The Final Subdivision Plat or Final Development Plat, as applicable, conforms to the approved Preliminary Subdivision Plat or Preliminary Development Plat, except for minor changes authorized under Divisions 3 or 4 of this Article 6 and that may be approved without the necessity of revising the approved Preliminary Subdivision Plat or Preliminary Development Plat;
- b. Where public improvements have been installed, the improvements conform to the approved construction plans and have been approved for acceptance by the Engineering Director;
- c. Any appeal of the Engineering Director's decision on the construction plans has been resolved;
- d. Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in conformity with Division 6 of this Article 6;
- e. The final layout of the subdivision or development meets all standards for adequacy of public facilities contained in Chapter 7 of this Land Development Code; and
- f. The plat meets any county standards to be applied under an Interlocal agreement between the City and a county under Tex. Loc. Gov't Code ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

### **Prepared By:**

John Foreman	Planner	May 16, 2011
<b>Name</b>	<b>Title</b>	<b>Date</b>







VICINITY MAP - 1"=1000'

#### LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BURRIS SURVEYING"
- CONCRETE NAIL SET WITH ALUMINUM WASHER STAMPED "BYRN SURVEY"
- BRASS DISK IN CONCRETE FOUND STAMPED "CHARLES SWART SURVEY"
- CONCRETE MONUMENT FOUND
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT

#### SURVEYORS' NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0369P DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS TRACT LIES WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
5. THIS TRACT LIES WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
6. A 10' SIDEWALK IS REQUIRED ON THIS TRACT ALONG RM 12. THE SIDEWALK IS TO BE CONSTRUCTED AT THE TIME OF DEVELOPMENT OF THIS TRACT.
7. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE AS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH.
8. THIS SUBDIVISION IS ENTIRELY WITHIN THE CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE OF THE EDWARDS AQUIFER.
9. ELECTRIC EASEMENTS WILL BE REQUIRED ALONG THE FRONT OF ALL BUILDINGS AND WILL BE LOCATED AT THE TIME OF SITE PREPARATION PERMIT.
10. THE 100' PUBLIC PEDESTRIAN ACCESS EASEMENT WILL BE MAINTAINED BY THE PROPERTY OWNER.

STATE OF TEXAS\*  
COUNTY OF HAYS\*

I, JACK WEATHERFORD, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS 46.65 ACRES IN THE E. CLARK SURVEY, ABSTRACT NO. 83, HAYS COUNTY, TEXAS, SUBDIVIDE THIS PROPERTY TO BE KNOWN AS THE RETREAT SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

JACK WEATHERFORD  
508 CRADDOCK AVENUE  
SAN MARCOS, TEXAS 78666

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

\_\_\_\_\_, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

STATE OF TEXAS\*  
COUNTY OF HAYS\*

WE, WHITETAIL, JV, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS 1.71 ACRES IN THE E. CLARK SURVEY, ABSTRACT NO. 83, HAYS COUNTY, TEXAS, SUBDIVIDE THIS PROPERTY TO BE KNOWN AS THE RETREAT SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

BLAKE NELSON, WHITETAIL, JV.  
2001 W. McCARTY LANE  
SAN MARCOS, TEXAS 78666

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

\_\_\_\_\_, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

STATE OF TEXAS\*  
COUNTY OF HAYS\*

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK

\_\_\_\_\_, M., AND RECORDED ON THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, M., IN

THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_

LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. WILLIAMSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

REGISTERED PROFESSIONAL LAND SURVEYOR  
DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID C. WILLIAMSON, REGISTERED PUBLIC LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## FINAL PLAT

### THE RETREAT SUBDIVISION

BEING 48.36 ACRES, MORE OR LESS, IN THE E. CLARK SURVEY, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

DEVELOPER:  
RETREAT HOLDINGS, LLC  
148 OLD WILL HUNTER ROAD, ATHENS, GA. 30606

OWNER:  
JACK WEATHERFORD  
508 CRADDOCK AVE.  
SAN MARCOS, TX. 392-3930

WHITETAIL, JV.  
2001 W. McCARTY LANE,  
SAN MARCOS, TX.

DATE: OCTOBER 1, 2010

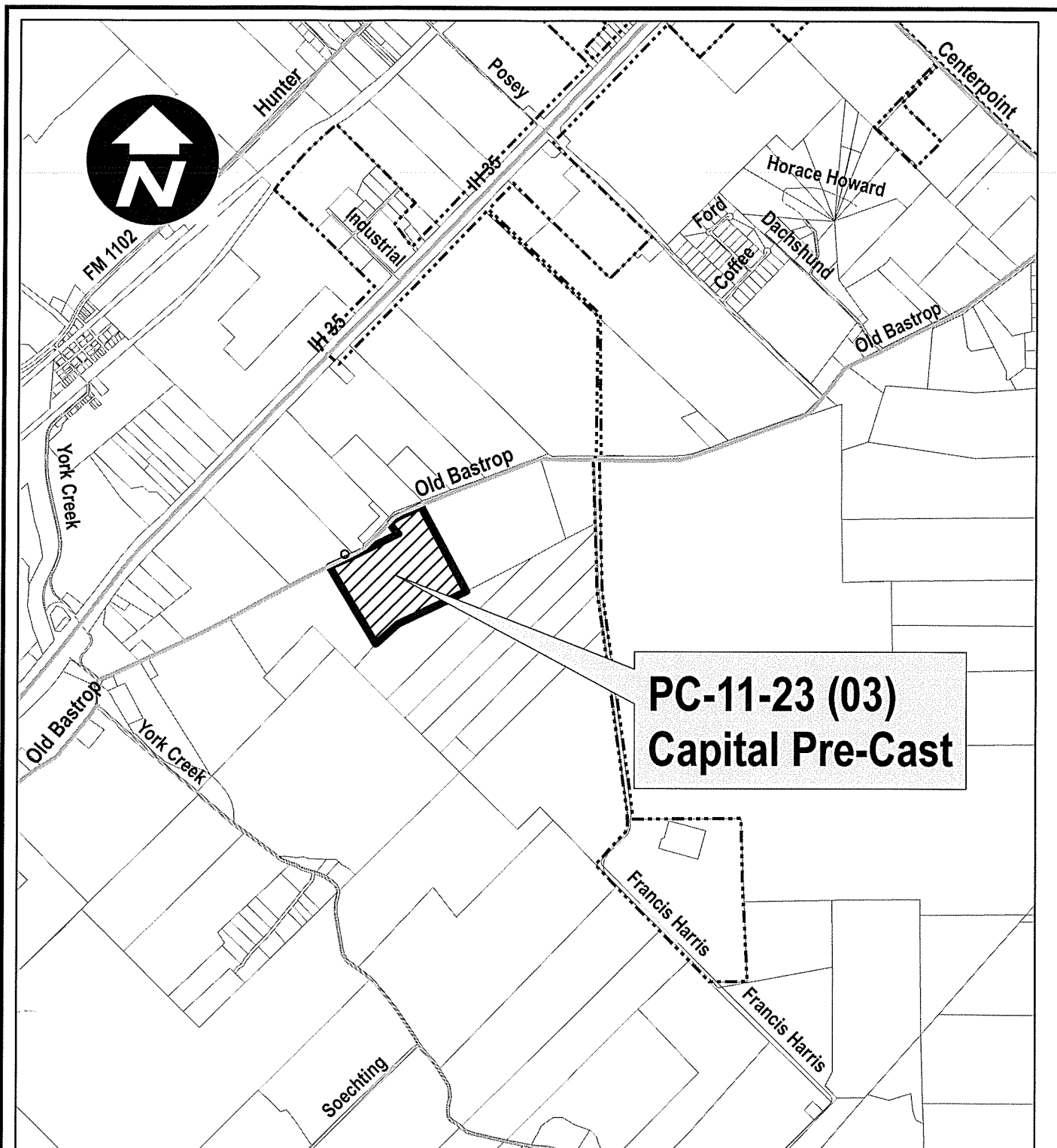
SCALE: 1" = 100'



ENGINEERS SURVEYORS

P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945

CLIENT: WILLIAMS, J.  
DATE: OCTOBER 1, 2010  
OFFICE: BRYANT  
CREW: EVERETT, LOZANO, C. SMITH  
FB/Pg: 618/41, 701/4  
PLAT NO. 28503-10-6-c



**PC-11-23 (03)**  
**Capital Pre-Cast**  
**Map Date: June 22, 2011**  
**Created By: Josh Yanity**

0 1,000 2,000 4,000 6,000 8,000 Feet

**Legend**

-  PC Site
-  City Limits

*This map was produced solely for geographic reference by the City of San Marcos- Planning and Development Services department. No warranty is made concerning the map's accuracy or completeness.*

# PC-11-23(03) Development Plat Capital Pre-Cast



## **Applicant Information:**

**Applicant:** Ash Wineinger  
Capital Pre-Cast, Inc.  
800 Watson Lane East  
New Braunfels, TX

**Agent:** Steve Cates, P.E.  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon Drive  
Austin, TX 78749

**Property Owner:** Nancy Haenel Watson, et.al.  
P.O. Box 1578  
San Marcos, TX 78667

**Notification:** Notification not required

**Name of Subdivision:** Capital Pre-Cast Development Plat

**Type & Purpose:** Development Plat, the purpose of this plat is to assure that the development of the land subject to the plat is consistent with all standards of the Land Development Code and to enable initiation of site preparation activities.

**Subject Property:**

**Location:** Subject property is located on the east side of IH-35 on Old Bastrop Hwy, approximately one mile south of Francis Harris Lane. This property is outside the City Limits of San Marcos, but within the ETJ.

**Traffic / Transportation:** This property has 1,364 +/- feet of frontage on Old Bastrop Hwy (CR 266); which is designated a major arterial by San Marcos Master Transportation Plan. The property owner is dedicating approximately 20 feet of R-O-W along Old Bastrop Hwy.

**Utility Capacity:** Water service will be provided by Crystal Clear Water Supply Corporation. Wastewater service will be provided by a private on-site septic system, as there are no wastewater lines in this area. Pedernales Electric Coop provides electrical service to this area.

**Land Use Compatibility:** Surrounding land uses are primarily undeveloped- agricultural with an occasional farm/ranch house. There are a few industrial sites to the south of the subject property.

**Surrounding Zoning and Land use:**

Proximity	Current Zoning	Existing Land Use
N of Property	None, Outside City	Agricultural
S of Property	None, Outside City	Agricultural
E of Property	None, Outside City	Agricultural
W of Property	None, Outside City	Agricultural

**Zoning:**

None, located outside City Limits of San Marcos

**Planning Department Analysis:**

This parcel is the proposed site for the relocation of Capital Pre-Cast. The site will be improved with an industrial metal building that will contain approximately 15,000 Sq Ft, and a support office building.

This development plat is subject to all requirements of the Land Development Code; and has been reviewed for consistency with existing City Ordinances and policies.

The City of San Marcos Development Services Department has:

- Approved the Traffic Impact Analysis
- Reviewed a preliminary Watershed Protection Plan Phase 2 for this plat and agreed to accept the Watershed Protection Plan as part of the Comprehensive Site Plat Application.
- There are no required Public Improvements required for this plat.

Staff is recommending **approval** of this development plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**The Commission's Responsibility:**

The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

**List of Attachments:**

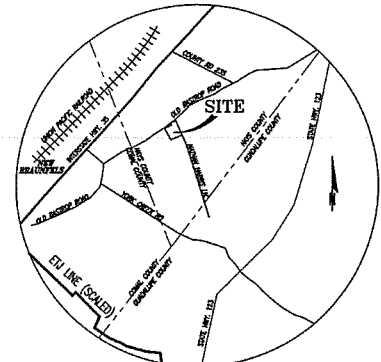
Location Map  
Proposed Plat

**Prepared by:**

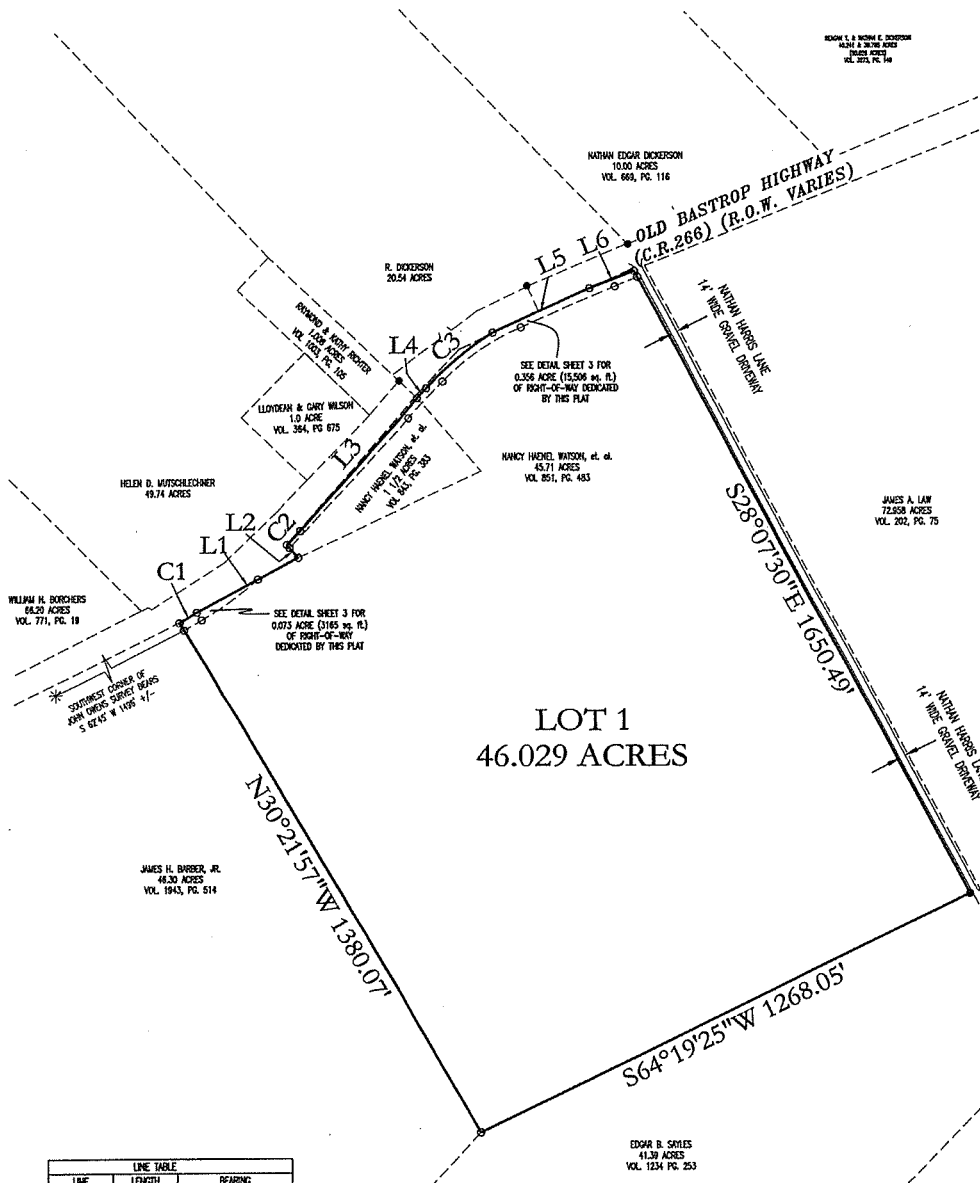
Phil Steed, Planner

# CAPITAL PRE-CAST DEVELOPMENT PLAT

2011 JUN 21 PM 3 04



LOCATION MAP  
NOT TO SCALE



LOT 1  
46.029 ACRES

DATE: JUNE 20, 2011

OWNER:  
NANCY HENEL WATSON, et. al.  
P.O. BOX 1578  
SAN MARCOS, TX 78667  
(210) 615-6017

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
Phone: (512) 280-5160  
Fax: (512) 280-5165

TOTAL OF LOTS:  
NO. OF LOTS: 1

TOTAL ACREAGE: 46.029 ACRES

SURVEY: JOHN OWENS SURVEY, THE PAUL  
SOMNITZ SURVEY, THE SAMUEL CRAFT SURVEY  
AND THE A.M. EZNAURIZAR SURVEY

FEMA MAP No.: 48209C 0467F  
HAYS COUNTY, TEXAS  
DATED: SEPTEMBER 2, 2005

## LEGEND

- IRON ROD SET
- IRON ROD FOUND
- 1 LOT NUMBER

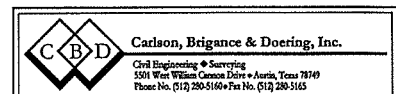
SCALE: 1" = 200'

LINE	LENGTH	BEARING
L1	288.48	N81°45'08"E
L2	39.09	N41°13'04"W
L3	411.70	S41°57'56"W
L4	30.97	S42°54'03"W
L5	247.89	N65°33'29"E
L6	110.45	N68°28'12"E
L7	20.00	S29°21'57"E
L8	8.81	S41°13'04"E
L9	30.97	S42°54'03"W
L10	110.45	N68°28'12"E
L11	16.43	S28°07'30"E
L12	60.03	S47°23'56"E
L13	65.83	S24°28'31"E
L14	64.37	S12°42'58"E

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	1187.84'	47.67'	47.66'	N58°28'27"E	23.84
C2	1087.84'	43.88'	43.88'	N43°02'32"E	21.94
C3	770.00'	203.23'	202.64'	S50°28'17"W	102.21
C4	1187.84'	47.67'	47.66'	N58°28'27"E	23.84
C5	2092.35'	47.71'	47.70'	N80°13'38"E	23.85
C6	1087.84'	43.88'	43.88'	N43°02'32"E	21.94
C7	770.00'	203.23'	202.64'	S50°28'17"W	102.21
C8	66705.69'	56.46'	56.46'	S67°24'02"W	28.23

A SUBDIVISION OF 46.029 ACRES, BEING  
CAPITAL PRE-CAST DEVELOPMENT PLAT,  
BEING IN THE JOHN OWENS SURVEY, THE  
PAUL SOMNITZ SURVEY, THE SAMUEL  
CRAFT SURVEY AND THE A.M. EZNAURIZAR  
SURVEY, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 3



PATH: - J: 4500\SURVEY\PLAT

# CAPITAL PRE-CAST DEVELOPMENT PLAT

STATE OF TEXAS }  
COUNTY OF HAYS }

I, NANCY HAENEL WATSON, et. al., AT P.O. BOX 1578, SAN MARCOS, HAYS COUNTY, TEXAS 78132, BEING THE OWNER OF 45.71 ACRES AND 1.5 ACRES OF LAND OUT OF THE JOHN OWENS SURVEY, ABSTRACT NO 356, THE PAUL SOMNITZ SURVEY, ABSTRACT NO. 702, THE ANTONIO and MARIA ESNANRIZAR SURVEY, ABSTRACT NO. 6 AND THE SAMUEL CRAFT, SR. SURVEY, ABSTRACT NO. 89, HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 851, PAGE 483, AND VOLUME 843, PAGE 383 HAYS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE 46.029 ACRES OF LAND, TO BE KNOWN AS:

## CAPITAL PRE-CAST DEVELOPMENT PLAT

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

NANCY HAENEL WATSON, et. al.  
P.O. BOX 1578  
SAN MARCOS, TX 78667

STATE OF TEXAS }  
COUNTY OF HAYS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
BY NANCY HAENEL WATSON, et. al.,

NOTARY PUBLIC, STATE OF TEXAS

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2011 BY THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF SAN MARCOS.

BILL TAYLOR, CHAIRMAN  
PLANNING AND ZONING COMMISSION

FRANCIS SERNA, RECORDING SECRETARY

APPROVED:

MATTHEW LEWIS, CNU-A  
DIRECTOR DEVELOPMENT SERVICES

DATE

STATE OF TEXAS }  
COUNTY OF HAYS }

I, LIZ GONZALES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2011, A.D., AND DULY RECORDED ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2011 A.D.,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN THE PLAT RECORDS OF HAYS  
COUNTY, TEXAS IN BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_, AND  
DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2011, A.D.

LIZ GONZALES  
COUNTY CLERK  
HAYS COUNTY, TEXAS


### NOTES:

1. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES.
2. NO PART OF THIS TRACT IS WITHIN A 100 YEAR FLOODPLAIN AS PER FEMA FLOODPLAIN MAP PANEL 48209C 0467F, DATED SEPTEMBER 2, 2005.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION

SURVEYED BY:

  
AARON V. THOMASON, R.P.L.S. No. 6214  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com

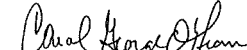
20 JUN 2011

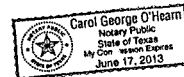
DATE



STATE OF TEXAS }  
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 20, 2011 BY AARON V. THOMASON.

  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ENGINEERED BY:

  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, Inc.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
steve@cbdeng.com

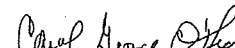
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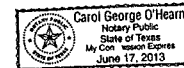
DATE



STATE OF TEXAS }  
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 20, 2011 BY STEVEN P. CATES.

  
NOTARY PUBLIC, STATE OF TEXAS



A SUBDIVISION OF 46.029 ACRES, BEING  
CAPITAL PRE-CAST DEVELOPMENT PLAT,  
BEING IN THE JOHN OWENS SURVEY, THE  
PAUL SOMNITZ SURVEY, THE SAMUEL  
CRAFT SURVEY AND THE A.M. EZNAURIZAR  
SURVEY, HAYS COUNTY, TEXAS

SHEET 2 OF 3

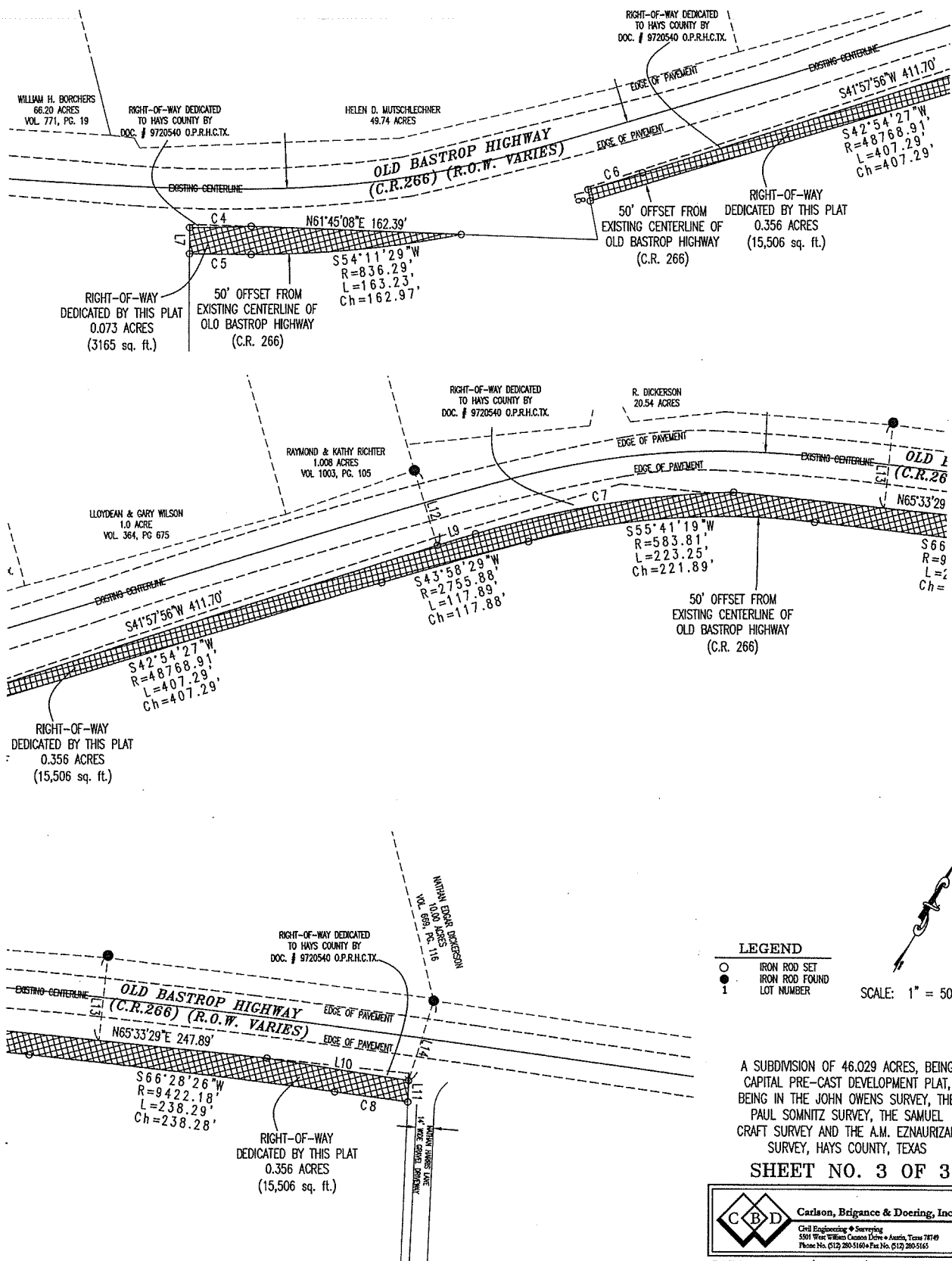


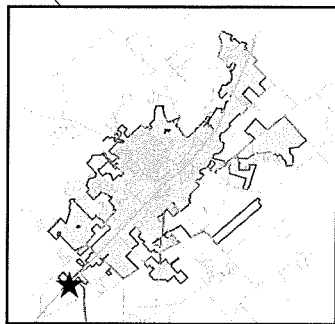
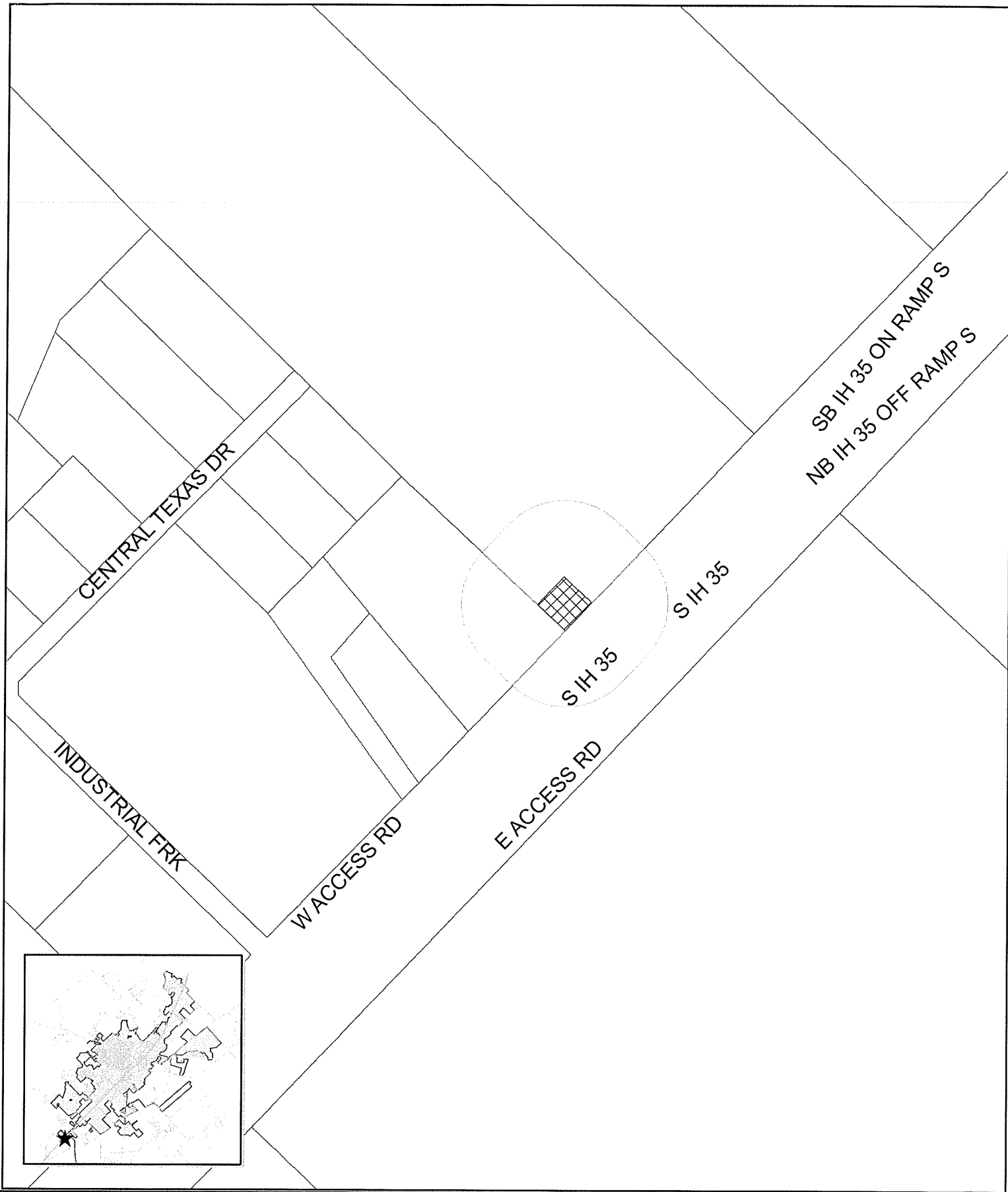
Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165




PATH - J: 4500\SURVEY\PLAT

# CAPITAL PRE-CAST DEVELOPMENT PLAT RIGHT-OF-WAY DEDICATION DETAIL SHEET



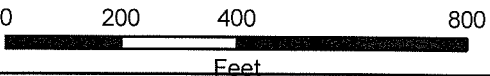


### Legend

-  200' notification buffer
-  Proposed ZoningArea
-  Parcels

**ZC-11-20**  
**5600 Blk of S IH-35**  
**Map Date: 06/13/11**

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.





# Zoning Change

## ZC-11-20

### Benjamin Johnson



**Summary:** The applicant is requesting a zoning change from Agricultural Ranch District (AR) to General Commercial (GC) for a .23 acre tract of land located west of IH 35, and approximately 1,700 feet South of Posey Road

**Applicant:** Ash & Assoc. Surveying and Mapping  
Shawn Ash  
142 Jackson Ln.  
San Marcos TX 78666

**Property Owners:** Benjamin Johnson  
4106 Hunter Rd  
San Marcos TX 78666

**Notification:** Personal notifications of the public hearing were mailed on Friday, June 17, 2011 to all property owners within 200 feet of the subject property.

**Response:** No Comments have been received by staff at this time

#### **Property/Area Profile:**

**Legal Description:** .23 acres out of the William H. Van Horn Survey, AO464

**Location:** West of IH 35, and approximately 1,700 feet South of Posey Road

**Existing Use of Property:** Undeveloped

**Proposed Use of Property:** Off- Premise Sign

**Future Land Use Map:** Commercial

**Existing Zoning:** Agricultural Ranch (AR)

**Proposed Zoning:** General Commercial (GC)

**Sector:** Sector 5

**Area Zoning and Land Use Pattern:**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>N of Property</b>	GC	Car Dealership	Commercial
<b>S of Property</b>	AR	Vacant	Commercial
<b>E of Property</b>	ETJ	Vacant	Low Density Residential
<b>W of Property</b>	HI	Industry	Industrial

**Planning Department Analysis**

The applicant is requesting a zoning change from Agricultural Ranch District (AR) to General Commercial (GC) for a .23 acre tract of land located west of IH 35, and approximately 1,700 feet south of Posey Road. A request for the GC zoning district is in conformance with the future land use map for this area.

The subject property is located along the IH 35 feeder road along the western boundary of the City Limits. This area is a community gateway into the City. While Agricultural Land Uses are prevalent just outside of the City Limits, land fronting the IH 35 feeder road is appropriate for Commercial Development. The current proposed use is for an off-premise billboard sign, however the General Commercial zoning district will open up this property for the potential of commercial uses in the future. Zoning cases are decided on the basis of the appropriateness of that zoning district within the area and on the conformance with the master plan. Zoning cases are also decided based on conformance with the following criteria in Section 1.5.1.5 of the LDC.

<b>Evaluation</b>		<b>Criteria (LDC 1.5.1.5)</b>
<b>Consistent</b>	<b>Inconsistent</b>	
<b>X</b>		<p><b>Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps</b></p> <p>The request is consistent with the Future Land Use Map</p>
<b>X</b>		<p><b>Consistency with any development agreement in effect</b></p> <p>No development agreements are in effect for this property.</p>
<b>X</b>		<p><b>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</b></p> <p>General Commercial zoning is appropriate along the IH 35 feeder road</p>
<b>X</b>		<p><b>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</b></p> <p>There are no infrastructure plans for this area at this time</p>
<b>X</b>		<p><b>Other factors which substantially affect the public health, safety, morals, or general welfare</b></p> <p>Staff has not indicated any factors that will substantially affect public health, safety, morals, or general welfare</p>

<b>Planning Department Recommendation:</b>		
<input checked="checked" type="checkbox"/>		<b>Approve as submitted</b>
<input type="checkbox"/>		<b>Approve with conditions or revisions as noted</b>
<input type="checkbox"/>		<b>Alternative</b>
<input type="checkbox"/>		<b>Denial</b>

**The Commission's Responsibility:**

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

**Prepared by:**

Abigail Gillfillan

Planner

June 22, 2011

**Name**

**Title**

**Date**

**MINUTES OF THE REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
June 14, 2011**

**1. Present**

**Commissioners:**

Bill Taylor, Chair  
Sherwood Bishop  
Travis Kelsey  
Chris Wood  
Kenneth Ehlers  
Randy Bryan

**City Staff:**

Matthew Lewis, Development Services Director  
Francis Serna, Recording Secretary  
Christine Barton-Holmes, Chief Planner  
Sofia Nelson, Chief Planner  
John Foreman, Planner  
Phil Steed, Planner

**2. Call to Order and a Quorum is Present.**

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday June 14, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

**3. Chairperson's Opening Remarks.**

Chair Taylor welcomed the audience.

**4. *NOTE: The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;***

**5. Citizen Comment Period**

There were no citizen comments.

**6. Guadalupe County Interlocal Agreement Presentation.**

Larry Timmerman, Guadalupe County Environmental Health Director and Andrew Chaves, Code Enforcement Officer gave a brief presentation and advised they were available to answer questions or concerns from the Commission.

**7. CUP-11-06 (Blanco Vista).** Hold a public hearing and consider a request by ETR Development Consulting LLC, on behalf of Carma Blanco Vista LLC, for a Conditional Use Permit to allow the construction of a parking lot on a property zoned Mixed Use located at 507 Old Settlers Drive.

Chair Taylor opened the public hearing. Ed Theriot, ETR Development Consulting stated he is aware and in support of recommended conditions to the conditional use permit. Mr. Theriot advised he was available to answer questions. There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Bryan, the Commission voted all in favor to approve CUP-11-06 with the conditions that the property be used as a parking lot for only as long as the adjacent properties are used as model homes. The motion carried unanimously.

**8. CUP-11-07 (San Marcos CISD)** Hold a public hearing and consider a request by Michael Abild on behalf of San Marcos Consolidated ISD to allow the use of prefinished metal wall panels on the exterior of the new career education building at San Marcos High School at 2601 Rattler Road.

Chair Taylor opened the public hearing. Brandy McDaniel, Pfluger & Associates stated that she was available to answer questions. Mike Abild, SMCISD explained that request is in connection with new High School campus. He added that they are trying to build new facilities with bond funds and some reserve fund balance. The facility will be very attractive and usable for students. Mr. Abild added that they hired Pfluger & Assoc to assist with design of facility. There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers, the Commission voted all in favor to approve CUP-11-07 as submitted. The motion carried unanimously.

## **9. CONSENT AGENDA**

**THE FOLLOWING ITEMS NUMBERED 10 AND 11 MAY BE ACTED UPON BY ONE MOTION. NO SEPERATE DISCUSSION OR ACTION ON ANY OF THE TIEMS IS NECESSARY UNLESS DESIRED BY A PLANNING COMMISSION MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUECE AFTER THE ITEMS NOT REQUIRING SEPERATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.**

**ITEMS 10 and 11 WERE PULLED FROM CONSENT.**

**10. PC-11-14(02).(Aspen Heights)** Consider a request by Aspen Heights, on behalf of 90 San Marcos Ltd and DRFM Investments for approval of a preliminary plat for approximately 22.90 acres of property located on Telluride Street.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers, the Commission voted all in favor to approve PC-11-14(02) as submitted. The motion carried unanimously.

**11. PC-04-10(01G) (Cottonwood Creek).** Consider a request by Ramsey Engineering on behalf of Cottonwood Creek JDR, Ltd., for approval of an amendment to the Master Plan of Cottonwood Creek subdivision, consisting of approximately 471.97 acres at the intersection of State Highway 123 and Monterrey Oak, San Marcos, TX.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers, the Commission voted all in favor to approve PC-04-10(01G) with a condition that a plat note be added to master plan that the private parkland leading to the parkland be designated with a public access easement. The motion carried unanimously.

**AMENDED MOTION:** Upon a motion made by Commissioner Bishop and a second by Commissioner Wood, the Commission voted five (5) for and one (1) opposed to include a condition that a plat note be added to the master plan that the private parkland leading to the parkland be designated with a public access easement. The motion carried. Commissioner Bryan voted no.

Chair Taylor announced that the applicant has requested to postpone LUA-11-15 and ZC-11-19 to a date uncertain.

**12. LUA-11-15. (Blanco Riverwalk).** Hold a public hearing and consider a request by Mike Cotter, on behalf of Vista Del Blanco, LTD, for an amendment to the City's Future Lane Use Map from Mixed Use (MU) to High Density Residential (HDR) for a +/- 13 acre tract out of the Blanco Riverwalk Subdivision, Lot 1, Block C, located at the intersection of Cotter Avenue and Riverway Avenue.

**13. ZC-11-19. (Blanco Riverwalk)** Hold a public hearing and consider a request by Mike Cotter, on behalf of Vista Del Blanco, LTD, for a zoning change from Mixed Use (MU) to Multi-family 24 (MF-24) for a +/- 13 acre tract out of the Blanco Riverwalk Subdivision, Lot 1, Block C, located at the intersection of Cotter Avenue and Riverway Avenue.

Chair Taylor opened the public hearing for LUA-11-15 and ZC-11-19.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Bryan, the Commission voted all in favor to postpone LUA-11-15 and ZC-11-19 to a date uncertain. The motion carried unanimously.

**14. Discussion Items.**

There were no discussion items.

**Planning Report**

Matthew Lewis reported that last week several members of city staff, Commissioners, business owners, developers attended a Systematic Development of Conformed Consent Training. He explained that it was a very informative process on how to include public involvement in decision making skills to create a collaborative process. Mr. Lewis added that Commissioner Bishop was present at the training.

Commissioner Bishop stated that he attended and learned a lot from the training.

**Commissioners' Report**

**15.** Consider approval of the minutes from the Regular Meeting on May 24, 2011.

**MOTION:** Upon a motion made by Commissioner Bishop and a second by Commissioner Wood, the Commission voted five (5) in favor, zero (0) opposed and (1) abstained to approve the minutes of the Regular Meeting on May 24, 2011. The motion carried.

**16. Questions and answers from the Press and Public.**

There were no questions from the public.

**17. Adjournment**

Chair Taylor adjourned the Planning and Zoning Commission at 7:17 p.m. on Tuesday, June 14, 2011.

\_\_\_\_\_  
Bill Taylor, Chair

\_\_\_\_\_  
Randy Bryan, Commissioner

\_\_\_\_\_  
Kenneth Ehlers, Commissioner

\_\_\_\_\_  
Travis Kelsey, Commissioner

\_\_\_\_\_  
Chris Wood, Commissioner

\_\_\_\_\_  
Sherwood Bishop, Commissioner

ATTEST:

\_\_\_\_\_  
Francis Sema, Recording Secretary

DRAFT